





Property Features

- Detached Family Home
- Four Bedrooms
- En-suite Shower Room and Family Bathroom
- Spacious Lounge and Dining Room
- Kitchen and Breakfast Room
- Utility Room and Ground Floor Cloakroom
- UPVC double Glazed Conservatory
- Gas Central Heating and Double-Glazed Windows
- Double Garage
- Enclosed Rear Garden

A spacious four-bedroom detached family home in a cul-de-sac location on the edge of the town.

DESCRIPTION

This four-bedroom property offers well-proportioned accommodation and is pleasantly situated, tucked away at the end of a cul-de-sac, around half a mile from the Market Place in the centre of town. The house benefits from a gas central heating system to radiators and double-glazed windows.

LOCATION

This historic and picturesque market town of Aylsham offers a comprehensive range of local shops and amenities, excellent schooling, and a regular bus service to both the coastal town of Cromer and the city of Norwich. It is conveniently located within the Norfolk area giving access to both the beautiful north Norfolk coast, Norfolk Broads and easy access to the market towns of North Walsham, Holt and Norwich International Airport.



ENTRANCE HALL

11' 1" x 6' 2" (3.38m x 1.88m) Entrance door with patterned glazed panels. Radiator. Understairs recess. Staircase with turned wood balustrade to first floor landing. Dado rail. Coved and textured ceiling.

LOUNGE

17' 5" x 15' 2" (5.31m x 4.62m) Two radiators. Television and telephone points. Dado rail. Fireplace with dec dark wood surround and tiled inset and hearth with a coal effect living flame gas fire (not in working order). Cover and textured ceiling. Bay with double glazed windows to front aspect. Wide opening through to dining room.

DINING ROOM

17' 5" x 11' 5" (5.31m x 3.48m) Two radiators. Dado rail. Coved and textured ceiling. Two double glazed windows to rear aspect.

BREAKFAST ROOM

13' 5" x 7' 10" (4.09m x 2.39m) Radiator. Built-in storage cupboard. Television point. Coved and textured ceiling. Double glazed doors to the conservatory.

KITCHEN

11' 2" x 10' 3" (3.4m x 3.12m) Worktops with cupboards and drawers below and an inset stainless steel single drainer sink with mixer tap. Tiled splashbacks. Tall unit with a built-in fan assisted double oven and grill. Inset 4 burner gas hob with a concealed extractor above. Utility space below worktop with plumbing for dishwasher and space for refrigerator. Telephone point. Coved and textured ceiling. Double glazed windows to front aspect.



CONSERVATORY

12' 8" x 8' 10" (3.86m x 2.69m) Low brick construction with a polycarbonate roof and UPVC double glazed windows and doors to the rear garden. Double power points.

UTILITY ROOM

8' 6" x 7' 2" (2.59m x 2.18m) Worktop with cupboard below and an inset stainless-steel sink. Top splashbacks. Matching wall cupboard. Utility space below worktop with plumbing for washing machine. Further utility space is below worktop for refrigerator and freezer. Radiator.







Wall mounted gas fired boiler. Coved and textured ceiling. Double glazed windows to side aspect. Extractor. Panelled door with two double glazed panels to the side of the property.

CLOAKROOM

6' 1" x 3' 7" (1.85m x 1.09m) Matching WC and suspended hand wash basin with tiled splashback. Radiator. Coved and textured ceiling. Double glazed window to rear aspect.

First Floor:-

LANDING

Radiator. Dado rail. Large built-in airing cupboard with slatted shelves and hot water cylinder. Coved and textured ceiling. Loft access hatch. Velux skylight window.

BEDROOM ONE

15' 5" x 11' 4" (4.7m x 3.45m) Radiator. Television and telephone points. Built-in wardrobes. Coved and textured ceiling. Double glazed window to front aspect.

EN-SUITE SHOWER ROOM

Fully tiled walls and a corner shower cubicle with an electric shower unit. Matching pedestal wash basin and WC. Shaver point. Radiator. Extractor. Coved and textured ceiling. Velux skylight window.

BEDROOM TWO

11' 4" x 9' 4" (3.45m x 2.84m) Radiator. Television point. Built-in wardrobes. Coved and textured ceiling. Double glazed window to rear aspect.

BEDROOM THREE

10' 11" x 10' 5" (3.33m x 3.18m) Radiator. Television point. Coved and textured ceiling. Double glazed window to rear aspect.

BEDROOM FOUR

13' 5" x 7' 2" (4.09m x 2.18m) Radiator. Television point. Coved and textured ceiling. Double glazed window to side aspect.

FAMILY BATHROOM

9' 0" x 7' 11" (2.74m x 2.41m) Fully tiled walls and a matching suite comprising panelled bath with an electric shower unit above pedestal wash basin and WC. Shaver point. Radiator. Coved and textured ceiling. Extractor. Double glazed window to front aspect.

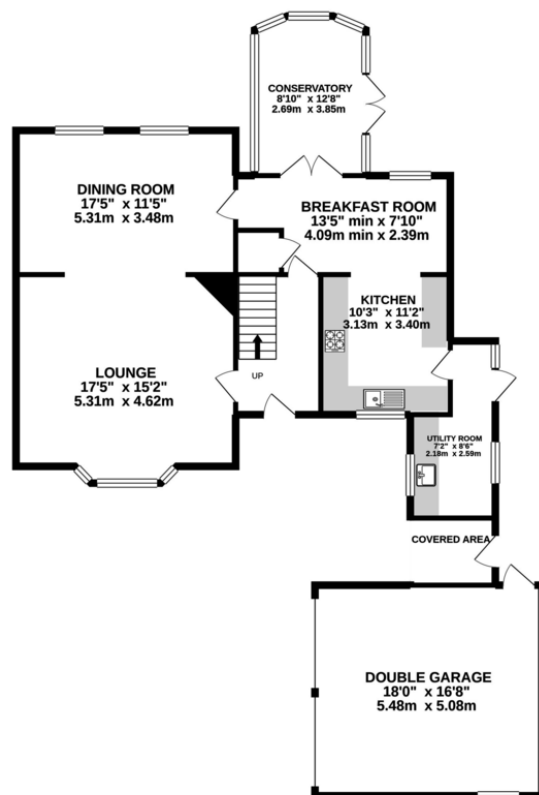
OUTSIDE

A brickweave driveway provides parking in front of an attached double garage (18' deep x 16'8" wide) with twin up-an-over doors, light and power, overhead storage space. There is a covered area between the double garage and the house for bin storage with a door leading to a pathway to the side of the house to the rear garden which is enclosed and laid partly to lawn with established flower and shrub beds and borders. Outside cold water tap to the front of the property,

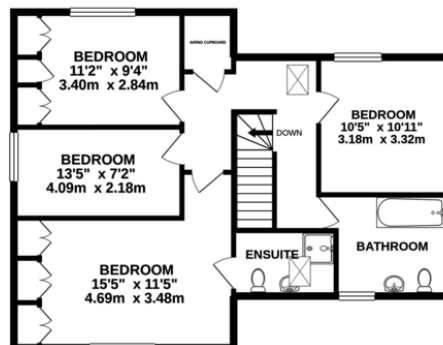
VIEWING

Strictly by appointment with Arnolds Keys on 01263 738444.

GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 2094 sq.ft. (194.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Monday- Friday: 9am- 5.30pm
Saturday: 9am- 4pm
Sunday- Closed

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